Karen Johnson Davidson County
Batch# 1427458 DEEDWARR
06/03/2026 08:57:30 AM 3 pgs
Fees: $18.00 Taxes: $4,251.30
20260603-0049857

WARRANTY DEED

MARIAH K. MEDLIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JAN 22, 2028

File No. KS-26-2052

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,149,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of June, 2026

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cutler Klein and Megison Klein	Community Financial Services Bank	
(NAME)	(NAME)	
4412 Westlawn Drive	221 W 5th St, P.O. Box 467	103-08-0L-002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Benton, KY 42025	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Andrea Frey House and Tyler Benton House, Trustees of House Family Revocable Living Trust established by the Revocable Living Trust Agreement of Tyler Benton House and Andrea Frey House dated November 27, 2024**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Megison Hancock Klein and Cutler Louis Klein, wife and husband**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 2 of Westlawn Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for Westlawn Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20130619-0062953, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Westlawn Cottages, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20130619-0062953, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Andrea N. Frey and Tyler B. House, wife and husband by Warranty Deed from Eric T. Cannon and Katherine H. Cannon, husband and wife of record in Instrument No. 20220413-0042863 Register's Office for Davidson County, Tennessee, dated April 05, 2022 and recorded on April 13, 2022.

Being the same property conveyed to Tyler Benton House and Andrea Frey House, Trustees of the House Family Revocable Living Trust, established by the Revocable Living Trust Agreement of Tyler Benton House and Andrea Frey House, dated November 27, 2024 by Quitclaim Deed from Andrea N. Frey and Tyler B. House, wife and husband dated November 27, 2024 and filed for record on December 6, 2024 as Instrument no. 20241206-0094861, Register of Deeds Office for Davidson County, Tennessee.

This is property more commonly known as 4412 Westlawn Drive, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand this 1st day of June, 2026.

House Family Revocable Living Trust established by the Revocable Living Trust Agreement of Tyler Benton House and Andrea Frey House dated November 27, 2024

By:_____
Andrea Frey House, Trustee

By:_____
Tyler Benton House, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of June, 2026, before me personally appeared Andrea Frey House and Tyler Benton House, Trustees of the House Family Revocable Living Trust established by the Revocable Living Trust Agreement of Tyler Benton House and Andrea Frey House dated November 27, 2024, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of June, 2026.

_____
Notary Signature
My commission expires: 07/03/2028



Certificate of Authenticity

I, Kimbra Spann, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/01/2026.

Date

Affiant Signature

6/01/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1 day of June, 20 26.

Notary's Signature

My Commission Expires: October 2, 2028

Notary's Seal (if on paper)

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY